

DUPLEX  
LUXEMBOURG-BELAIR  
REF. 7405

1 775 472 €

2 bedrooms

97.52m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Your real estate agency is pleased to offer for sale this 2-bedroom duplex, ideally located in Luxembourg-Belair in Residence 5 of the "Domaine Petit Parc" project, at the intersection of Rue Nicolas Petit and Rue Boulevard Napoléon 1er.

Enjoy a haven of peace in the heart of a green setting close to the city center and its amenities.

This duplex offers 2 spacious bedrooms, a modern bathroom and a kitchen that opens onto a vast 31m<sup>2</sup> living room bathed in natural light. The living room, adorned with large bay windows, opens onto a balcony offering a breathtaking view of the private, landscaped grounds.

The duplex is fully equipped with home automation and features high-quality materials to enhance comfort and quality of life.

Residents will benefit from a range of high-quality services and facilities, including a secure entrance with camera surveillance, a private park landscaped by a renowned architect, walking paths, relaxation areas and a modern fitness pavilion reserved exclusively for co-owners.

The residence's location offers easy access to major roads and public transport. Shops, restaurants, cafés, schools and a hospital add to the convenience of this place to live.

For more information or to arrange a viewing, please contact our Unicorn estate agency on +352 26 54 17 17 or by e-mail [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-7405-vente-duplex-luxembourg-belair>



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

[info@unicorn.lu](mailto:info@unicorn.lu)  
[www.unicorn.lu](http://www.unicorn.lu)

T. +352 26 54 17 17  
T. +352 26 53 25 36